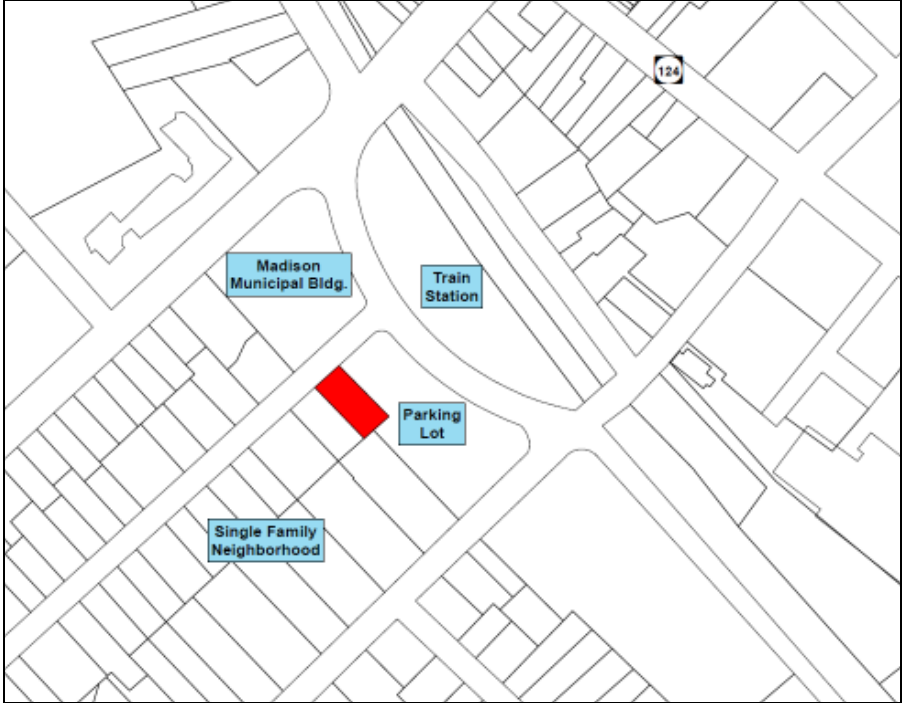


## Zoning Ordinances Introduced: April 2012

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Chatham	2012-09	6/14/12	Amend the Zoning Regulations to replace the existing steep slope section. The new regulations add lists of definitions, methods of calculation, requirements for lot grading plans, fees and enforcement mechanisms. The restrictions on the disturbance of steep slopes have also been modified. For example, under current regulations, an applicant may disturb a slope greater than 25% up to 1% of the slope area in excess of 25% or 10,000 sq. ft., whichever is less. The proposed ordinance replaces this calculation with a limit of 500 sq. ft. of such disturbance.	N.J.A.C. 7:15 prohibits disturbance of slopes greater than 20%. The new ordinance continues to allow disturbance of slopes greater than 20%
Borough of Madison	5-2012	5/14/12	<p>Amend the Zoning Map to change the zoning classification of Block 2803, Lot 2 from the OSGU - Open Space/Government Use Zone to the R-3 Single-Family Residence Zone (which permits single family on 9,375 sq. ft. lots). According to tax records this lot is located at 10 Maple Ave., is owned by the Borough of Madison and is a Senior Center. The lot is 8,782 sq. ft. in size and is adjacent to a single family neighborhood zoned R-3 to the immediate south and the municipal building parking lot to the immediate north.</p> <p>The stated purpose is that the Borough “seeks to facilitate the sale of this property in a manner that is consistent with the existing use...as well as the land use patterns of the surrounding area.”</p> 	

<b>Municipality</b>	<b>Ordinance #</b>	<b>Public Hearing Date</b>	<b>Summary</b>	<b>Staff Comments</b>
Borough of Morris Plains	7-2012	4/19/12	Amend the Land Development Ordinance to expedite and reform the consideration of minor site plan applications involving the use of premises by any new use which is a permitted use in the zone and which does not require variance relief.	
Town of Morristown	O-9-12	5/12/12	Amend the Land Use Regulations to modify the educational requirements applicable to members of the Planning Board and the Board of Adjustment. As amended, Board members would be required to take a training course offered or approved by the N.J. Department of Community Affairs. Mayors, licensed Professional Planners and those who offer proof of having completed a course in land use law equivalent to the required training shall be exempt from this requirement.	
Town of Morristown	O-10-12	5/8/12	Amend the Land Use Regulations to increase the amount of escrow that is required to be deposited upon the filing of an application for review of a variance for a single family home.	
Township of Randolph	9-12	5/3/12	Amend the Land Development Ordinance to supplement the requirements that must be satisfied when an application is submitted for a Commercial Communications Antenna (CCA) installation and amend the Property Maintenance Code to include regulations addressing the maintenance and repair of structures designed to support CCA's.	

### Zoning Ordinances Adopted: April 2012

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Chatham	2012-05	4/30/12	<p>Amend the Land Development Regulations to add Market Gardens as a conditional use in the all of the R - Residence Districts (these districts make up the bulk of residential zoning) subject to various requirements and conditions, including:</p> <ul style="list-style-type: none"> <li>• 3 acre minimum lot size.</li> <li>• Planting, growing and harvesting of produce, fruit trees, flowers for cutting, and bee keeping are the only activities permitted.</li> <li>• The keeping and grazing of livestock and poultry is prohibited.</li> <li>• No retail sales, farm stands, or “pick your own” operations are permitted.</li> <li>• Activities may take place on weekdays and Saturdays between 8:00 a.m. and sunset, and on Sundays and federal holidays between 9:00 a.m. and 5:00 p.m., provided that operation of tractors, mowers, tillers and powered harvesting equipment is prohibited on Sundays and federal holidays.</li> <li>• Operations shall adhere to standards, recommendations and approvals from various listed entities, including the Morris County Agricultural Development Board.</li> </ul>	
Town of Dover	03-2012	4/17/12	Amend the Land Use and Development Regulations to exempt the construction of trash enclosures from the requirement for site plan review (they must still be reviewed and approved by the Town Engineer and the Town Recycling Coordinator).	
Township of East Hanover	4-2012	4/18/12	Amend the Subdivision and Site Plan Review portion of the Land Use and Zoning Regulations to add a new section regulating fertilizer application.	
Township of East Hanover	5-2012	4/9/12	<p>Amend the Stormwater Management Regulations to revise the definition of “Person” and add new definitions, “Storm Drain Inlet,” and “Waters of the State,” in accordance with State law. Also, amend the Stormwater Management Regulations to add a new section addressing Private Storm Drain Inlet Retrofitting</p> <p>The existing definition of Person is “Any individual, corporation, company, partnership, firm, association, or political subdivision of this state subject to municipal jurisdiction.”</p> <p>The new definition of Person: “includes an individual, firm, corporation, company, association, society, partnership and their agents or employees or political subdivision of this State subject to municipal jurisdiction.”</p>	

<b>Municipality</b>	<b>Ordinance #</b>	<b>Date Adoption Filed</b>	<b>Summary</b>	<b>Staff Comments</b>
Township of East Hanover	6-2012	4/9/12	Amend the Garbage, Refuse and Dry Fill Chapter of the Township Code to revise the definition of “Person,” and add a new definition, “Refuse Container,” in accordance with State law, and add a section establishing regulations for Refuse Containers/Dumpsters. Also, amend the Land Use and Zoning Regulations to reference a new name for this Chapter: Garbage, Refuse, Dry Fill, and Refuse Container/Dumpster.	
Borough of Lincoln Park	Ch 17 & 28	4/27/12	Create recodified versions of Chapter 17, Planning, and Chapter 28, Zoning, incorporating all prior amendments.	
Township of Long Hill	298-12	4/2/12	Amend the Land Use Code to create a Technical Review Committee to meet with applicants for subdivision, site plan or variance approval prior to an application being deemed complete to discuss the proposed application, overall planning issues, and technical aspects of the application with the applicant and the applicant’s professionals.	
Township of Long Hill	300-12	4/2/12	Amend the Land Use Code to incorporate a new consolidated application checklist.	
Town of Morristown	O-8-12*	4/24/12	Amend the Land Use Regulations to correct a typographic error in the Zoning Schedule.	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments																																										
Borough of Netcong	2012-6	4/18/12	<p>Amend the Land Development Ordinance to establish maximum impervious coverages for all the zoning districts in the Borough. Under existing regulations, the LOR - Limited Office/Research District is the only district in the Borough subject to a maximum impervious coverage (and its 30% limit does not change under the new ordinance).</p> <p>The newly imposed impervious coverages are as follows:</p> <table><thead><tr><th>District</th><th>Primary Intended Use</th><th>Maximum Impervious Coverage</th></tr></thead><tbody><tr><td>R-1</td><td>Single Family</td><td>40%</td></tr><tr><td>R-1A</td><td>Single Family</td><td>40%</td></tr><tr><td>R-2</td><td>Single Family</td><td>40%</td></tr><tr><td>R-3</td><td>Single Family</td><td>40%</td></tr><tr><td>R-3A</td><td>Single Family</td><td>30%</td></tr><tr><td>R-4</td><td>Garden Apartments</td><td>35%</td></tr><tr><td>B</td><td>Commercial Business</td><td>40%</td></tr><tr><td>B-C</td><td>Senior and executive housing</td><td>60%</td></tr><tr><td></td><td>Other permitted uses</td><td>60%</td></tr><tr><td>I-1</td><td>General Industrial</td><td>60%</td></tr><tr><td>I-2</td><td>Limited Industrial</td><td>60%</td></tr><tr><td>I-3</td><td>Limited Industrial and commercial</td><td>60%</td></tr><tr><td>LOR</td><td>Professional executive or administrative offices; research laboratories and offices</td><td>30%</td></tr></tbody></table>	District	Primary Intended Use	Maximum Impervious Coverage	R-1	Single Family	40%	R-1A	Single Family	40%	R-2	Single Family	40%	R-3	Single Family	40%	R-3A	Single Family	30%	R-4	Garden Apartments	35%	B	Commercial Business	40%	B-C	Senior and executive housing	60%		Other permitted uses	60%	I-1	General Industrial	60%	I-2	Limited Industrial	60%	I-3	Limited Industrial and commercial	60%	LOR	Professional executive or administrative offices; research laboratories and offices	30%	There is no definition for “executive housing” in the existing Land Development Ordinance.
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Township of Washington	RO-02-12	4/2/12	Amend the Land Use Procedures to make a minor Variance Application Form adjustment.																																											

**Proposed Ordinances Received: 7**

**Adopted Ordinances Received: 11**

**Total Ordinances Processed: 18**

\* Ordinance introduced and adopted during the same month.